Ringshill Place

620 Pilgrims Way, Wouldham, Rochester, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A fine period country house with ornate character features, set in a beautiful Kent Downs position

A magnificent period house with extensive accommodation and a wealth of stunning original details, located in a peaceful setting on the edge of the Kent Downs. The property is set in its own private woodland and lies just outside the small village of Wouldham, with beautiful gardens and views across the surrounding landscape.

- **4 RECEPTION ROOMS**
- **6 BEDROOMS**
- **2 BATHROOMS**
- **OUTSIDE PARKING**
- **ABOUT 10.3 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **5,751 SQ FT**
- **GUIDE PRICE £1.6M**

The property

Ringshill Place is a Victorian country house, offering more than 5,500 square feet of elegant, traditional accommodation with various beautiful period details. The ground floor offers four airy, well-proportioned reception rooms, including the dual aspect family room with its tall south and west-facing sash windows, and ornately patterned ceiling with a chandelier light fitting. The living/sitting room offers similar regal styling, with a large bay window, panelled walls and a tiled fireplace with an ornate carved wooden surround. Additionally, the formal dining room has intricately patterned ceiling plasterwork and cornicing, as well as a handsome fireplace, offering space for a large dining table, making it an ideal space for entertaining.

Also on the ground floor, there is a snug/study and a large kitchen and breakfast room with sliding glass doors welcoming plenty of natural light and opening onto the garden. The kitchen has fitted units, an Aga and space for a breakfast table, with the ground floor also featuring two utility rooms and a laundry, making plenty of space for home appliances and storage.

Stairs also lead to the cellar, where there is a wine store, a boiler room and further storage space.

Upstairs there are six double bedrooms, including a generous principal bedroom. Four of the bedrooms have their own washbasins, providing the potential for adding en suite bath or shower rooms if required. Two bedrooms share a Jack and Jill bathroom, which is an antique art deco suite, the same suite has featured in a few TV programmes, Kirtsy Allsop searched for one when restoring her big house and it's also just appeared in 'teal' colour on Welsh Chapel Dream with Keith Brymer Jones. The first floor also has a large family bathroom with a bathtub and a separate shower unit.

Outside

At the entrance to the property, a private driveway leads through woodland to the parking area in front of the house, where there is plenty of space for several vehicles and access to the detached cart lodge. The extensive garden includes rolling lawns, split-level

terracing and patio areas for al fresco dining.

The front lawn is cultivated to be a meadow and fruit trees with mown paths and seating spots - as you would find in many National Trust houses - to encourage the abundance of wildflowers and wild life. The lawn in currently a carpet of cowslips, in summer we have rare wild orchids (Pyramidal, Man and Bee) dotted amongst the fruit trees and other wildflowers/ grasses. We also have sweeping banks of snowdrops, bluebells, etc its a wild curated natural garden.

The grounds are enclosed by woodland, with peaceful meadows and shaded areas providing private spaces for quiet contemplation.

About 10.3 acres

Location

The property is set on the lower slopes, in a rural setting not far from the Medway village of Wouldham, where there are local facilities including a primary school, two pubs, an excellent indian restaurant.

In Peters village which is the large new village in the Wouldham Parish there is a parade of shops including small supermarket/dentist/takeaways and the excellent primary school.

The historic city of Rochester is to the north, with a full selection of shops, leisure and educational amenities, together with the magnificent backdrop of the Norman castle and cathedral. There are good schools in Rochester, including grammar schools and the independent King's School Rochester. The station in Rochester provides services to London St Pancras, Cannon Street, Victoria and London Bridge; the high-speed service to St Pancras has journey times from 36 minutes.

There are excellent road links with the M2 (Junctions 2 and 3) giving access to the motorway network and also providing links with the Bluewater shopping centre and Ebbsfleet International station.

Distances

- Wouldham 1.0 miles
- Halling 2.5 miles
- Snodland 2.7 miles
- Rochester 4.4 miles
- Maidstone 6.5 miles

Nearby Stations

- Rochester
- Chatham
- Halling
- Snodland

Nearby Schools

- King's & St Andrews School - Private
- Rochester Girls Grammar School
- Maths School - Boys Grammar
- Wouldham All Saints Primary School

Key Locations

- Rochester Castle
- Guildhall Museum
- Upnor Castle
- Chatham Historic Dockyard
- Leeds Castle
- Ightham Mote
- Knole House
- Chartwell

N
E
W
S
Kitchen/ Breakfast Room 5.70 x 5.00 18'8" x 16'5" (Maximum)
Utility 4.85 x 1.85 15'11" x 6'1"
Dining Room 6.75 x 5.35 22'2" x 17'7"
F/P
Sitting Room 6.74 x 4.85 22'1" x 15'11"
F/P
Hallway
Utility 3.65 x 2.84 12'0" x 9'4" (Maximum)
Snug 4.27 x 3.80 14'0" x 12'6" (Maximum)
Hall
Family Room 5.80 x 4.92 19'0" x 16'2"
F/P
Laundry 3.65 x 3.34 12'0" x 10'11" (Maximum)
Ground Floor
Bedroom 4 5.10 x 4.25 16'9" x 13'11"
Bedroom 3 5.37 x 4.25 17'7" x 13'11"
Bedroom 2 5.13 x 4.95 16'10" x 16'3"
F/P
F/P
Bedroom 6 3.70 x 3.16 12'2" x 10'4" (Maximum)
Bedroom 5 4.32 x 3.70 14'2" x 12'2"
F/P
F/P
Principal Bedroom 5.83 x 4.92 19'2" x 16'2"
First Floor
Boiler Room 4.97 x 3.55 16'4" x 11'8" (Maximum)
4.37 x 1.79 14'4" x 5'10"
Wine Store 4.17 x 2.36 13'8" x 7'9"
Room 3.14 x 1.92 10'4" x 6'4"
Hall
Cellar

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 5,751 sq ft (534 sq m)
For identification purposes only.

Directions

ME1 3RB
what3words: ///repair.noise.assets

General

Local Authority: Tonbridge & Malling

Services: Mains electricity, water. No gas, Private drainage, installed before 1983

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band H

EPC Rating: X

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